

11-Z-03 City of Fort Lauderdale Planning and Zoning Board REPORT

STAFF

Case 11-Z-03

August 20, 2003

Applicant	Calvary Chapel of Fort Lauderdale Inc.	
Request	Rezone from AIP (Airport Industrial Park) to CF (Community Facility)	
Location	2401 N.W. 62 Street	
Legal Description	Harris Corporation P.B. 100, P. 15, A portion of Tract "A"	
Property Size	246,497 sq. ft. or 5.659 acres	
Zoning	AIP	
Existing Land Use	Vacant	
Future Land Use Designation	Employment Center	
Comprehensive Plan Consistency	Consistent with the goal to promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide adequate services and facilities, conserve natural resources and ensure compatibility of land uses. The application is also consistent in that the uses permitted in the proposed zoning district are permissible in the Employment Center Land Use Designation.	
Other Required Approvals	City Commission	
Applicable ULDR Sections	Sec 47-24.4 Rezoning	
Notification Requirements	Sign Notice and Mail Notice	
Action Required	Approve, Approve with conditions, or Deny	
Project Planner	Name and Title	Initials
	Kevin Erwin, Planner I	
	Chris Barton, Principal Planner	
Authorized By		
Approved By	Bruce Chatterton, Planning and Zoning Services Manager	

Request: This is a request to rezone 5.659 acres from AIP (Airport Industrial Park) to CF (Community Facility). This parcel is located at the far southwestern corner of Tract "A" of the Harris Corporation Plat. The existing Land Use Designation of the site is Employment Center. The Employment Center Land Use Category would permit a rezoning of the subject site to CF. The zoning pattern around the subject site is as follows:

Direction	Zoning	Land Use
North	CF	Employment Center
South	GAA	Employment Center
East	CF	Employment Center
West	AIP	Employment Center

The site is currently vacant. The applicant, Calvary Chapel, proposes to construct a 132 space surface parking lot on the eastern portion of this site. This lot is in excess of the required parking for the existing uses.

This rezoning request is consistent with the existing Employment Center Land Use Designation and the surrounding uses.

The applicant has provided a justification narrative explaining how this request meets the criteria of the Unified Land Development Regulations (ULDR), Section 47-24.4.D. (**Exhibit 1**). *Staff concurs with the applicant's assessment.*

Due to the proximity of these parcels to the Executive Airport, staff is further investigating any concerns related to these rezonings and will report further at the Planning and Zoning meeting.

Comprehensive Plan Consistency:

As stated above the application is consistent with the comprehensive plan as follows:

Goal: To promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide adequate services and facilities, conserve natural resources and ensure compatibility of land uses.

The application is also consistent in that the uses permitted in the proposed zoning district are permissible in the Employment Center Land Use Designation.

Staff Determination:

Staff finds that this rezoning request meets the criteria for Rezoning as required by Sec 47-24.4.